

CITY OF LAKE ELMO

PLANNING AND ZONING COMMISSION

MINUTES OF THE PUBLIC HEARING OF AUGUST 14, 1975

CHANGE TO COMPREHENSIVE PLAN FOR 3M DEVELOPMENT

The Public Hearing was called to order by Chairman Johnson at 7:38 p.m.

PRESENT: Mayor, City Council, PZC and interested citizens  
(see attached list)

OPENING: Chairman Johnson introduced the members of the Council and PZC present. He explained the reason for the meeting and the format that would be followed. John Rudquist of 3M was then introduced.

JOHN E. RUDQUIST Mr. Rudquist stated that 3M has grown an average of eight percent per year. The development of the site will be as follows:

- 1979 - Earliest point that construction could begin
- 1980 - Earliest point of occupancy
- 1982 - 1,500,000 square feet built  
2,500 employees  
1,950 cars, 1.3 persons per car average
- 1986 - 3,600,000 square feet built  
6,000 employees  
4,000 cars, 1.4-1.5 persons per car average
- 1989 - 5,600,000 square feet built  
9,400 employees  
5,530 cars, 1.6-1.7 persons per car average
- 1992 - 8,200,00 square feet built  
13,700 employees  
7,600 cars, 1.7-1.8 persons per car average
- 1995-
- 2000 - 11,000,000 square feet built  
18,000 employees  
9,000 cars, 2 persons per car average

LAND USE	ACREAGE	PERCENTAGE
Open Space	348	62
Buildings	96	17
Parking (10% to be landscaped)	83	15
Roadway Circulation Systems	<u>36</u>	<u>6</u>
Total	563	100



The building will be no more than five stories above grade. The heating and services plant will be located south of 212 in Lake Elmo. It was put next to the railroad tracks because 3M anticipates that coal may be a fuel for the plant.

ROBERT OWENS

Mr. Owens discussed the transportation plans.

From north on 694	24.8%
From west on 40th Street	7.6%
From west on 212	6.3%
From east on 212	8.8%
From north on County Road 80	6.4%
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These are based on the Metropolitan Councils' Year 2000 population guesstimates.

AL LEHMAN

Mr. Lehman discussed the utilities use. 3M favors Alternate 1 for the sewer plan. The water could be taken from wells on site, Lake Elmo water system, Oakdale water system, or St. Paul water system. Lehman stated that the St. Paul water system is the best but would cost the most. This is the only water that does not have to be treated before use in the laboratory.

CHAIRMAN JOHNSON

At 8:20 p.m. Chairman Johnson called the presentation part of the meeting to a close and asked for citizen questions and concerns.

TRANSPORTATION TO AND FROM SITE

LYN JOHN

Questioned the impact the 3M Development would have on Lake Jane Trail. Mr. Owens stated that a direct connection to County Road 80 should take care of any problem with increased use of the roads in the Tri-Lakes area. County Road 80 is scheduled for improvement in 1977 and 1978. Chairman Johnson indicated that the City could limit access to the residential roads around 3M by putting stop signs, etc.

JESS MOTTAZ

Ideal Avenue apparently carries most of the traffic into the site. What about the overloading of Ideal Avenue? 3M should have other accesses. Is this a 3M Plan to make Ideal such a hazardous street that it is eventually closed and vacated? The vacating of Ideal is exactly what 3M wants. Is this what you're working for through these plans Owens replied that the project has plans for Ideal remain as it is or being vacated. He stated that the company want to be a good neighbor and does not desire to see any through traffic go through the Tri-Lakes area. The road development is being planned to eliminate any access traffic on residential streets in the area.



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LOIS DE LONG

This is the third meeting that Mrs. DeLong has been to regarding 3M. She stated that there was very much community opposition on the use of Ideal at other meetings. Ideal leads to Lake Olson and is the only way into or out of many of the homes in the Tri-Lakes area. She opposed the entrances to the 3M facility from Ideal. The 3M planners indicated that the plans that they are showing are not exact plans but are demonstrator type plans. They stated again that the citizen input was important to them and that they would be "a good neighbor". Mr. Owens also stated that 3M had a right to have an access from Ideal.

JESS MOTTAZ

Mr. Mottaz stated he agrees with Lois DeLong Metropolitan Council won't give the approval. interchange at 40th Street and 694. County Road 80 has not yet been developed. Why are the 3M people using the possibility of an access at 40th Street and the development of County Road 80 as an alternative to Ideal Street? The 3M people are not acting in good faith. The residents of the community have stated that they do not want Ideal used for access to 3M. 3M should now come up with a concept plan for a bridge over or tunnel under Ideal. Every time Ideal is mentioned the 3M people revert to talk of County Road 80 or 40th Street and these accesses may not develop and in the case of 40th Street may never develop.

ED LE CLAIR

Asked that the City and County do whatever is necessary to keep the traffic off Lake Jane Trail.

SEWER AND WATER FOR SITE

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How long can the WONE Interceptor accommodate sewage from 3M? Al Lehman answered, saying that it could accommodate it until the mid 1980's under present plans. He said there is, of course, a two-year slip in that the 3M development could be two years later than all the years indicated previously at the meeting. If the Tri-Lakes is not sewered at the same time as 3M is sewered, it would extend the time that 3M would be able to use the WONE Interceptor.

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EFFECT ON DEVELOPMENT ADJACENT TO SITE

JESS MOTTAZ

With 3M coming in, how can the City say "No" to McDonald's, Kentucky Fried Chicken, etc.? Small businesses, fast food chains and other people who want to develop around 3M? The area around 3M is single family development and it should be able to stay that way.

ED LE CLAIR

There are large and medium size single family housing lots around the site. The only commercial is on 212 to the east of the site. He hopes that the present zoning would prevent the problems that Jess Mottaz just discussed. LeClair says that he feels the area around 3M should remain single family with large lots. There should be no peripheral development such as bowling alleys, fast food places, etc.

RICHARD TELKE

Was there provision to work with Oakdale in planning the development around 3M? Chairman Johnson answered, saying that there is plan for cooperation on the environmental impact statement. Telke replied that he was thinking of the area north of the 3M site which is in Oakdale but which would really have more effect on Lake Elmo than on the citizens of Oakdale because it is divided from Oakdale by 694.

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Is there a study on people walking to the Center? Bob Owens replied that this is a very small amount, less than 200, but more people walk to the Center than take the bus. LeClair then asked whether housing near the site was necessary to reach their goals of high vehicle occupancy. Owens replied, "No". Owens further stated that there were many apartments near the present 3M ; that these are occupied mainly by newer employees. There is a concept plan for walking and bike trails. There is presently a bike trail on 40th Street and this will be maintained and expanded around the site. The site concept is to aid walking between buildings on site.



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LOIS DE LONG

If Mrs. DeLong had known 3M would have bought property in 1965, she would have had a choice as to whether to move into the Tri-Lakes area or not. The small crowd present tonite should not influence 3M to think that the people in the Tri-Lakes area are in favor of the project. There happened to be a Watershed District Meeting tonite, and because of the flooding problems in the Tri-Lakes, many people were at that meeting instead of the 3M meeting.

Mayor EDER

Is 3M related to the development of fast food businesses around its Maplewood site? Rudquist answered, saying that 3M has food on the site and is able to feed all its employees at lunch. 3M has established a 45-minute lunch break, which discourages off-site food services. Food services are not needed by 3M to feed its employees. However some employees do go off site at Maplewood to purchase food from local fast food chains. Rudquist feels that the main support for the chains comes from residences and not from the 3M plant itself.

LOIS DE LONG

But doesn't the building of 3M mean that there will be more residents and therefore more fast food chains. Johnson replied that we really don't know what the population will be, what the make-up will be, and we really can't make predictions that residences will automatically follow and that food chains will automatically follow.

KATHY LANDUCCI

She bought property in the Tri-Lakes area after 3M purchased its property, but no one knew that 3M owned it. She was disappointed that zoning can be changed so easily because when she bought her property, it was her feeling that it would always be a residential area, and now this 3M development is coming in.

ENVIRONMENTAL IMPACT -- CONCERNS REGARDING SURFACE WATER RUN-OFF, AIR-WATER POLLUTION, ETC.

LOIS DE LONG

What effect will the 3M plant have on additional water run-off? The Valley Branch Watershed District has said that 3M will have to pond any additional run-off that it creates, but the amount of run-off from the property 3M owns will remain as it presently is. 3M could pond just about all of the run-off from the property, but the Watershed District is also thinking about dry times, where the natural run-off from the 3M property will be needed to maintain the lake levels. In short, 3M will neither help nor hurt the water problems in Lake Elmo.



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What about air discharges? Will the quality of the Tri-Lakes air be changed? Rudquist indicated that 3M has to live up to the PCA and other state standards in that 3M is monitored as to its pollution output. PCA member Lundquist stated that there is no air pollution discernable at the Maplewood facility. Rudquist indicated that the standards at the new facility would be even higher than the Maplewood facility.

IMPACT ON OTHER PUBLIC SERVICES SUCH AS SCHOOLS, POLICE AND FIRE, ETC.

CHAIRMAN JOHNSON

The Oakdale portion of the development is in School District 22, and the Lake Elmo portion of the development is in District 834. Lake Elmo has a volunteer fire department. The Police protection consists of the Sheriff's Office and one Sheriff's officer contracted from the Sheriff's office by the City.

ESS MOTTAZ

We are told that the 3M development will benefit our taxes. There are studies which show that facilities like 3M cost more to the taxpayers than the gain brought back by taxes. Rudquist answered this by saying that 3M has its own security guards and will not depend much at all upon outside police protection. The roads will be built and maintained by 3M. The buildings are very fire-resistant and fire service will be contracted with local communities. The 3M development will put no additional demand upon the school district and will pay considerable taxes. Mottaz continued, saying that the same study shows that the best development for taxes is single-family development on one-acre lots.

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Has there been consultation with the School Boards? Rudquist answered, "Yes". LeClair stated that the 834 District has asked that there be no more building permits issued because the district cannot support additional students without bonding. Three successive attempts at bonding have been turned down by the voters.



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GENERAL DISCUSSION AND SUMMARY

JESS MOTTAZ

The 3M people have used a great deal of psychology, propaganda and a good sales job in pushing their project. A councilman who was at an I-94 meeting allegedly said that there is nothing that can be done to stop the 3M development. Mottaz is against the 3M development. There are twelve families who live in the Tri-Lakes area who have indicated to him that they work for 3M and are opposed to the development but feel that they can't come out and say so or it will endanger their jobs.

LOIS DE LONG

The people feel it's hopeless. 3M apparently will come in, and we really can't fight it. People in the Tri-Lakes area are very frustrated.

PETER GRASKE

The Mayor of Oakdale stated that he had come to the Lake Elmo hearing to hear the concerns of local residents. Oakdale wanted to work with Lake Elmo in controlling the zoning around the 3M site. Oakdale has already turned down a restaurant proposed to be constructed by the owner of the Depot Bar. Once the plans for 3M had become public this individual had gotten an option on five acres. Oakdale turned this down. Mayor Graske requested those present to ask him any questions they would like answered regarding Oakdale's feelings and plans regarding the zoning of areas around the 3M development. No questions were asked.

ADJOURNMENT

At 9:45 p.m. Chairman Johnson adjourned the meeting.

Respectfully submitted,



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Thomas G. Armstrong  
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PUBLIC HEARING

COMPREHENSIVE PLAN CHANGE FOR 3M DEVELOPMENT

AUGUST 14, 1975

RAYMOND B. SWANSON, 3985 New Highway 12, Lake Elmo, MN 55042  
LYN JOHN, 8802 Lake Jane Trail  
EION DANDO, 383 North 9th Street, Bayport, MN 55003  
WENDELL PIEPER, 8367 39th Street North, Lake Elmo, MN 55042  
CLARENCE FUSSY, 8193 39th Street North, Lake Elmo, MN 55042  
ROGER HENRICHS, 8652 Iron Wood Trail, Lake Elmo, MN 55042  
STEVEN ROOKE, 8170 39th Street North, Lake Elmo, MN 55042  
RICHARD TELKE, 8011 Hidden Bay Tr. North,  
ED LE CLAIR, 8243 Deer Pond Ct., Lake Elmo, MN 55042  
R. J. DUHER, 7515 10th Street North, Lake Elmo, MN 55042  
MAYNARD L. EDER, 9275 Lake Jane Trail No., Lake Elmo, MN 55042  
JEANNE NOVAK, 2925 Kendile Ave. North, Lake Elmo, MN 55042  
BILL LUNDQUIST, 5744 Lake Elmo Ave. North,  
ARTIE SCHAEFER, 6660 Manning Ave. North, Stillwater 55082  
VERONICA CROMBIE, 8014 DeMontreville  
DOROTHY LYONS, 10072 North 10th Street  
ETHEL HOLT, 7920 Hill Trail North, Lake Elmo, MN 55042  
T. WICKSTROM, 8290 Hidden Bay Court, North St. Paul, MN  
BOB SOVLES, 977 Goodrich, St. Paul, MN 55105 (3M)  
DOUG DE COSTER, 1314 Hillcrest, St. Paul, MN 55116  
MOLLIE HEDGES, 4508 Birchbark Trail, Lake Elmo, MN 55042  
R. B. ABERCROMBIE, 3091 Layton Ct. North, Lake Elmo, MN 55042  
LENORE MOTTAZ, 7982 Hill Trail North, North St. Paul  
JESS MOTTAZ, 7982 Hill Trail North, North St. Paul  
ARNOLD W. BLOMQUIST, National Biocentric, Inc., 2233 Hamline Ave. North,  
St. Paul, MN 55113  
JOHN LECHERNS, The Architectural Alliance,  
AL LEHMAN, 3M  
ROBERT OWENS, 3M  
LOIS DE LONG, 8274 Hidden Bay Trail, Lake Elmo, MN 55042  
RICHARD E. THOMPSON, St. Croix County Planner, Hudson  
W. M. HEMMINGS, Oakdale Planning Commission  
PETER F. GRASKE, Mayor of Oakdale  
KATHY LANDUCCI, 8312 North 38th Street, Lake Elmo, MN 55042  
THOMAS G. ARMSTRONG, 8291 15th Street North, Lake Elmo, MN 55042  
JOHN E. RUDQUIST, 3M